

# 1926 Traditional is now Rare Find: *2018 Custom 9-Bedroom*

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5037 21st Ave NE ~ \$1,314,000



## 5037 21st Ave NE Opportunity

Please find "Olde Hotel Style" rooms upstairs featuring balustrade banisters, 360 sqft wet bar studio & oversized common bath. Residents enjoy clear Cascade sunrise views sitting in the quartz & steel kitchen; living room and bedrooms 2, 3 & 6 also have the views. See antique revival fittings and fixtures plus bold new trim in creative spaces.

The scope of 2018 project includes new floor plan/ framing and walls, new windows, new kitchen and baths, new flooring, etc. Preview inside to view the Architect's craft, and note the house is 100% rewired and replumbed per plans, permits and final approvals. Ask your broker for 2025 Building Inspection Report and more info available.

Best comparable is 5209 19th NE/ MLS# 2265145 is sold. With a partial basement only, 5037 21st NE has quite generous 2260 sqft above grade. Your land is 50' x 100' with a attractive large level 45' x 50' backyard. Practice stroll the popular 52nd St Stairs past public Pea Patch gardens to park & trails by the Village. With assessed value greater than list price, here's a real opportunity for no-surprises fine home perched above the crowd.



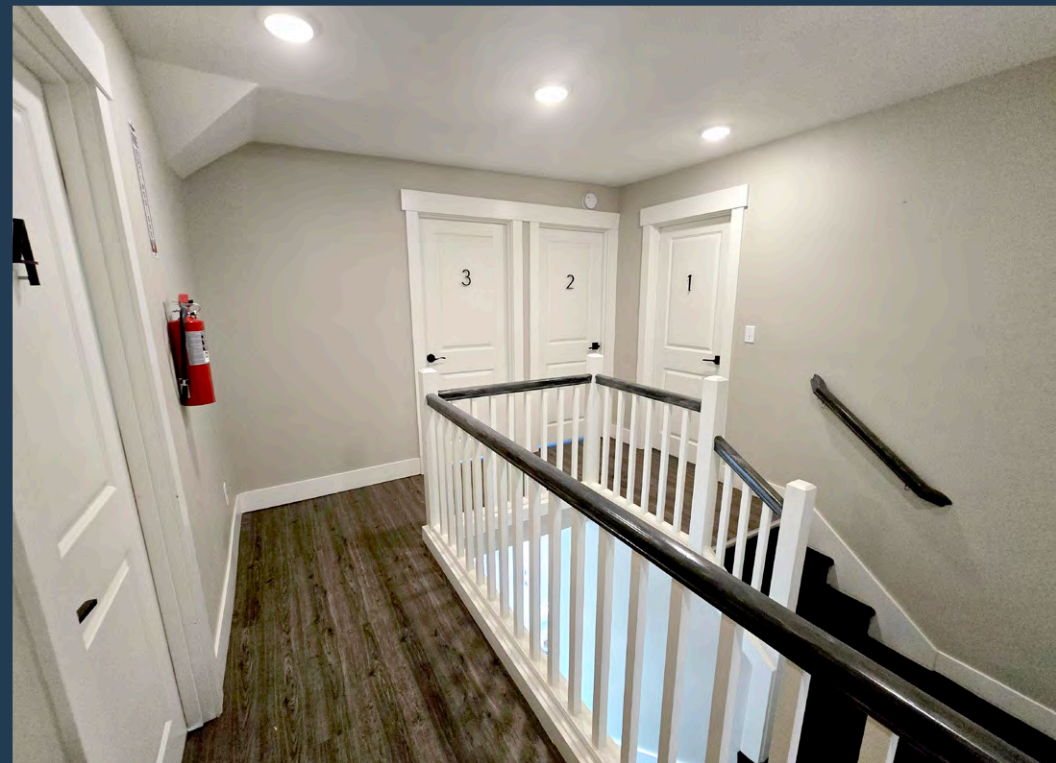


Clear Cascade sunrise views sitting in your white on soft gray kitchen.





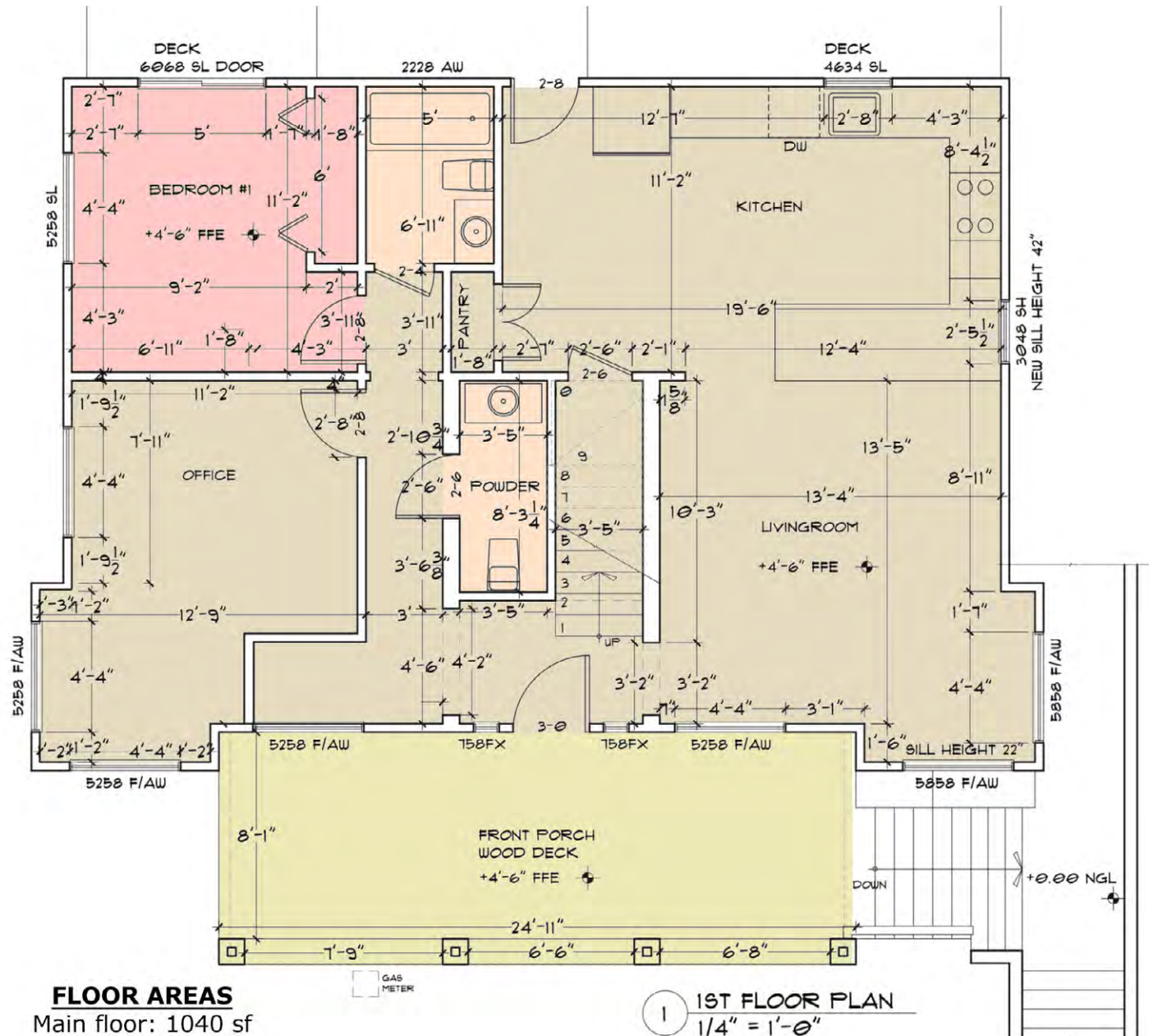
**“Olde Hotel Style” sleeping rooms upstairs with balustrade bannisters. (2 pics main, 2 pics upstairs)**



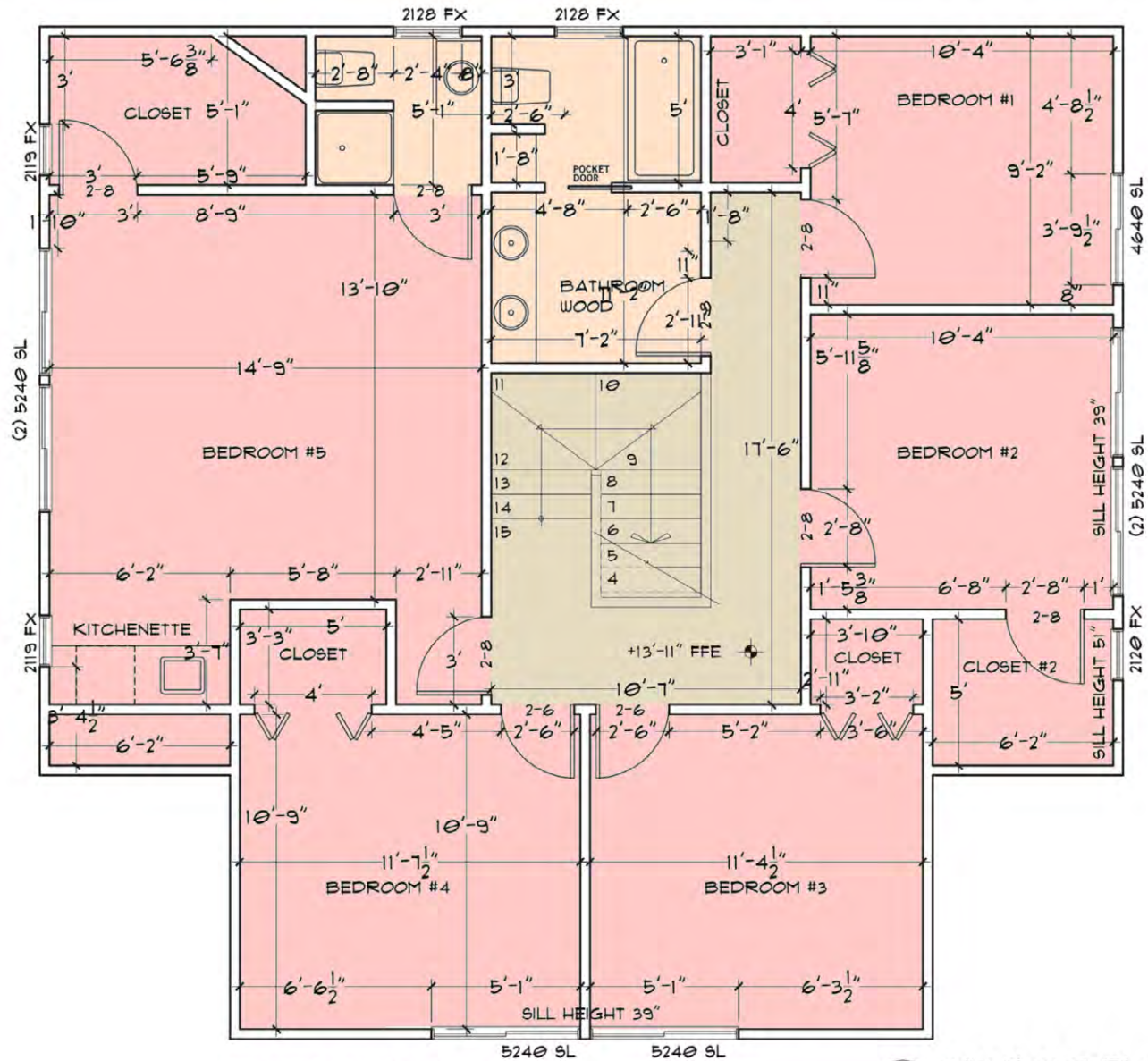


Wet Bar Studio for owner's daughter, resident manager or house leader.









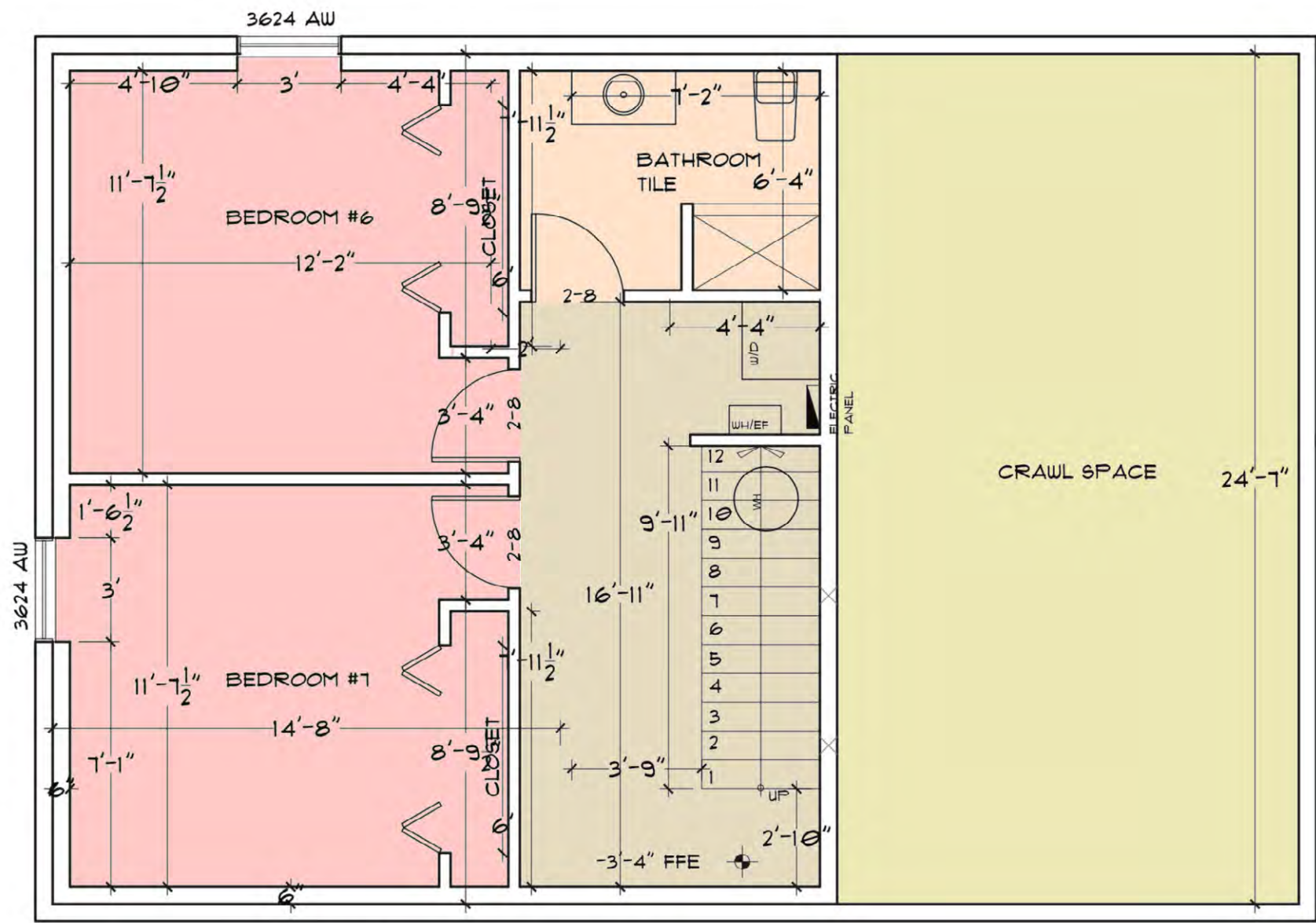
## FLOOR AREAS

Main floor: 1040 sf

Top floor: 1,220 sf

Lower level: 560 sf

1 2ND FLOOR PLAN  
1/4" = 1'-0"



**FLOOR AREAS**

Main floor: 1040 sf  
Top floor: 1,220 sf  
Lower level: 560 sf

1 BASEMENT PLAN  
1/4" = 1'-0"



Each Bedroom is unique and attractive. New legal lower level egress windows.





50 X 100 Lot. It's unusual to find 45 x 50 large level backyard.





How to attract good applicants who harbor hopes of finding “something nice”...?





Locals love the 52nd Street Stairs, stroll past public Pea Patch gardens to park and trails by the Village.

